



**G R E G O R Y S**  
— E S T A T E A G E N T S —

3 Fairholm Manor  
Bristol, BS31 1JF

**Offers in Excess of £375,000**



A superb first floor apartment, located in the popular 'Fairholm Manor' development in Keynsham's 'Wellsway' side of town. 'Fairholm Manor' provides premium living with attractive manicured gardens and impeccable communal areas. The superb views to the rear aspect never tire, particular when enjoyed from the private balcony. Access via a communal lift, this spacious apartment is entered via a welcoming hallway which in turn leads to, two double bedrooms, bedroom one benefiting an en-suite, complimenting the spacious family bathroom. The open plan living accommodation is generous in proportion with a lounge and dining room combining well, whilst the modern fitted kitchen comes complete with integrated appliances. The balcony enjoys a Westerly orientation, perfect to watch the sun set on the horizon. Further benefits include under floor heating and allocated parking for two vehicles. A must see.

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## ACCOMMODATION

### ENTRANCE

Via an intercom system with communal hallway, stairs and lift leading to the first floor

### HALLWAY

Entrance door from the communal hallway, double storage cupboard incorporating the hot water tank, laminate flooring, spot lighting, under floor heating, doors to rooms

### LOUNGE / DINER 18' 9" x 11' 7" (5.708m x 3.538m)

Double glazed 'Picture' window providing superb views to the rear aspect, double glazed sliding patio doors leading to the balcony, spot lighting, under floor heating, opening to the kitchen

### KITCHEN 7' 7" x 7' 1" (2.314m x 2.157m)

Comprising high gloss matching wall and base units with roll top work surfaces over, one and a half bowl sink and drainer unit with mixer taps over, tiled splash backs, integrated appliances including an oven, electric hob with extractor hood over, washing machine, dishwasher and fridge / freezer, tiled flooring, spot lighting, under floor heating

### BEDROOM ONE 14' 7" x 11' 5" (4.435m x 3.488m)

Double glazed window to the front aspect, spot lighting, under floor heating, door to the en-suite

### EN-SUITE 7' 1" x 5' 10" (2.157m x 1.769m)

A contemporary three piece white suite comprising a close coupled wc, wash hand basin and large walk in shower enclosure, tiled flooring, part tiled walls, double glazed window to the side aspect, spot lighting, under floor heating

### BEDROOM TWO 12' 8" x 9' 3" (3.860m x 2.826m)

Double glazed window to the rear aspect enjoying the views, under floor heating

### BATHROOM 7' 10" x 7' 1" (2.396m x 2.157m)

A contemporary three piece white suite comprising a close coupled wc, wash hand basin and paneled bath, tiled flooring, part tiled walls, double glazed window to the side aspect, spot lighting, under floor heating

### BALCONY 9' 0" x 8' 6" (2.746m x 2.591m)

Enjoying a Westerly orientation this decked balcony enjoys far reaching views of the surrounding countryside, glazed enclosure

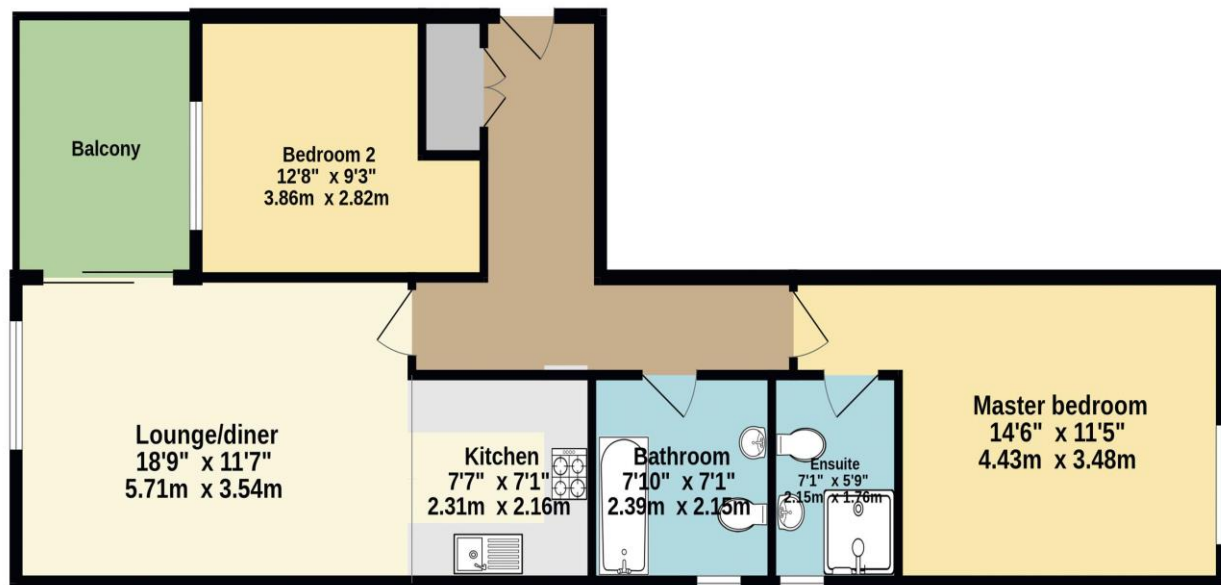
### OUTSIDE

Allocated parking can be found for two vehicles to the front aspect whilst to the rear, well kept communal gardens can be enjoyed





1st Floor  
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

Flat 3  
Fairholm  
130 Wellsway  
BRISTOL  
BS31 1JF

Energy rating  
**B**

Valid until: **20 April 2033**

Certificate number: **0350-2509-6240-2127-2655**

Property type

Mid-floor flat

Total floor area

77 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60